

It used to be that if someone wanted to do something like this, they had to buy out the business owner who didn't want to join along. Now they just force them with mob rule and make them pay for it to boot.

I'm going to run through this bill and talk about the things I see as worry some. I could be wrong on some of it but I'm sure I'm right on some of it too.

Pg 3, a "Public Body Corporate". So what is this yet another name for something so we the people cannot figure out what is being done to us? Is this something like a public-private partnership or an inner-local agreement?

The section from S2 on page 4 makes me a little nervous. It's kind of a catch all.

I) DO ALL OTHER ACTS AND THINGS NECESSARY OR CONVENIENT TO EXERCISE THE POWERS, DUTIES, AND JURISDICTIONS OF THE BUSINESS IMPROVEMENT ZONE UNDER THIS ACT OR OTHER LAWS THAT RELATE TO THE PURPOSES, POWERS, DUTIES, AND JURISDICTIONS OF THE BUSINESS IMPROVEMENT ZONE.

On page 7 line 15, it seems unfair to only have signatures of 30% of the property owners of parcels to be enough to satisfy a minimum to initiate the establishment of a business improvement zone.

On page 9, it appears if you as a business owner in the zone have a vacation or some other major event at the time of the meeting of the owners too bad for you. You have no voice.

On page 10, why does this thing become valid by inaction of the Governing body of the city or village? I think it's a big enough deal that there should be an actual vote on it. I mean they are already ceding their responsibility by letting this thing happen in the first place are we even going to allow them a pass on the vote to start this evil thing?

On page 14 the S2 looks like what was in the first bill. It's not worded well at all here. What I think it is saying is that this "property owner in the city or village" is actually in the business zone. I only know that because I've been following this bill and I believe the original actually said something along the lines of a contractor who has property in this business zone may provide services in exchange for their share of the contributions to the business improvement zone. What I fear is a large developer, will buy up property or *already owns property, and they then draw up this "zone" to include a section that they own 25% of, they have a buddy or family member who owns another 10% and shazam, they now have the minimum 30% needed to turn in the paperwork to get this whole ball rolling.* In turn, they get a much nicer property with much higher value, plus the added bonus of not even paying their fair share of the improvements. Maybe, they have even worse plans in store for their neighbors. Maybe this is an area of old mom and pops and they cannot afford the added expense so they go out of business and since on page 16 of this bill the Business Improvement zone actually can put a lien on their property they now basically own this property. Back in the day, didn't a property that didn't pay their assessments become the property of the state, village